



lindsays

28 Tummel Place
Dundee, DD2 4EP

"A well presented 3 bedroom terraced villa within walking distance of Ninewells Hospital"

- Vestibule & Hallway
- Lounge/Dining Room
- Kitchen
- 3 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Private Garden

EPC Rating C

OFFERS OVER £130,000



Description

An excellent opportunity to purchase this attractive mid terraced three bedroom villa which is located within a popular residential area just a few minutes walk from Ninewells Hospital. The home is in move in condition throughout and practical benefits include gas central heating and double glazing. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven and hob and freestanding washing machine and fridge freezer in the kitchen.

The accommodation on the ground floor comprises a bright and spacious lounge/dining room and modern kitchen. On the upper floor there are three double bedrooms and the family shower room.

Externally at the rear of the property lies a west facing garden which benefits from sun throughout the afternoon and evening and is laid with a decking area and lawn. Ample bay parking is close by.

This lovely home will be ideal for a first time buyer and lies in a great location close to all local amenities in the popular west end of Dundee.

Area

Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

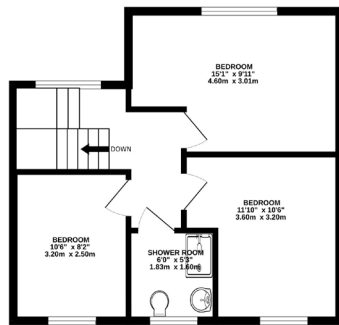
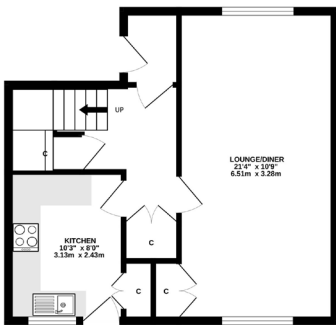
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.